CITY OF DUVALL
Planning Department
PO Box 1300, Duvall, WA 98019 425.788.2779
www.duvallwa.gov

DESIGN REVIEW STAFF REPORT

TO: Planning Commission

FROM: Troy Davis, Senior Planner

DATE: August 23, 2017

FILE: Sherlock Storage (SPR17-001 & CUP17-001)

I. INTRODUCTION

A. APPLICATION

Submittal Date: March 3, 2017

Applicant: David Beal
Sherlock Investments, LLC
700 Hwy 308
Poulsbo, WA 98370

Property Owner: Sara Harding
23729 NE 127th Street
Redmond, WA 98053

Contact: Aaron Beal
Sherlock Investments, LLC
PO Box B
Keyport, WA 98345

Project Name: Sherlock Self-Storage

Project Location: 14441 Main Street NE
Duvall, WA 98019
(Parcel No. 2426069058)

Request: Site Plan/Design Review Recommendation

Site Plan Review Date: August 23, 2017 (First Reviewed on August 9, 2017)

Peer Review Architect: Andrew Kovach
Kovach Architects
2115 Colby Avenue
Everett, WA 98201

B. EXHIBITS

1. Design Review Staff Report
2. Design Review Submittal Packet (Options 1 and 2)
3. Public Comments (received between August 10-17)

II. BACKGROUND INFORMATION

A. PROPOSED LAND USE ACTION

The Applicant is proposing to construct an indoor self-storage facility at 14441 Main Street NE. The self-storage building will consist of three stories plus a basement. Revised elevation plans show a maximum building height (as measured from the average grad elevation of the sidewalk along Main Street to the eaves) of 38.68 feet (a reduction of 6.32 feet from previous plans). This height reduction is due to the applicant's proposed removal of the first story mezzanine that included in the original submittal. The elimination of the mezzanine will also reduce the square footage of the proposed building by 9,960 square feet for a total building area of 88,164 square feet.

This proposal will necessitate the removal of existing on-site structures and hardscapes inclusive of a mobile home, shop, shed, fencing, and cement pads which extend into the sensitive area buffers of both Thayer Creek located west of the property and a Class III Wetland located to the south of the property. As part of this proposal, buffer enhancement (restoration) will occur on-site within reduced sensitive area buffers for both Thayer Creek and the Class III Wetland (proposed reduction is 50% which equates to 50 feet and 30 feet respectively). Off-site mitigation on City owned land adjacent to the north will also be provided to compensate for the reduced on-site sensitive area buffers.

Two public plazas (formally regulated as "pedestrian oriented spaces") totaling 808 square feet will be provided with public amenities such as seating, weather protection, lighting, and landscaping. These plazas will be adjacent to and accessible from Main Street.

The parking lot will consist of 10 vehicular parking spaces and four loading spaces with permeable asphalt included within the parking stalls. Covered bike racks are also provided. Exterior lighting will be provided in the parking area and plazas with lighting shielded from adjacent sensitive areas to the south and west. No exterior lighting is proposed on the west facade. Perimeter landscaping will consist of trees, shrubs, and ground cover. Stormwater will be treated through an on-site bioswale before discharging off-site to the Snoqualmie River.

B. PUBLIC COMMENTS

A public comment with regards to this proposal was submitted on August 11, 2017 and is included as Exhibit 3 of this report.

C. EXISTING SITE CONDITIONS

Lot Size: 42,385 Square Feet (0.97 Acres)

Current Land Use: Vacant (formerly occupied by a wood furniture making business)

Comprehensive Plan Designation: Light Industrial

Zoning Classification: Light Industrial

Site Description: The site is mostly cleared of vegetation and includes a double wide mobile home, a detached shop, and shed. The mobile home and associated impervious surface area is located within the sensitive area buffer of Thayer Creek and a Category III Wetland to the south. The property is surrounded by 6-foot high chain-link fence that encroaches onto City-owned property to the north. The topography slopes gently toward the west. Frontage improvements are currently being installed as part of the City's Main Street capital improvement project.

Site & Situation: The subject property is located between Main Street on the east and Thayer Creek to the west near the intersection of NE 145th Street towards the south end of town. The site is adjacent to two sensitive areas: Thayer Creek to the west and a Category III Wetland to the south (with their respective buffers extending onto the site). Adjacent to the north is the City's wastewater treatment plant and immediately to the south is the proposed Duvall Village mixed use project. This property is situated in the lower Snoqualmie Valley within the vicinity of the Snoqualmie River Trail and Snoqualmie River.

D. GENERAL DESCRIPTION OF PROPOSED DESIGN ELEMENTS

Building: The proposed building will be situated adjacent to Main Street with a front façade that is designed to "activate" the street or, public realm. This is done through modulation (off-sets in the elevation), the inclusion of windows, and the inclusion of pedestrian oriented space between the building and the sidewalk (noted below). The massing of the front façade is also grouped into three parts to help give the appearance of three smaller and attached buildings as opposed to one large building. A traditional gable roof along the street side of the building also softens the mass appearance of the single, large building. The addition of a cupola above the principle gable roof helps tie the building's architecture into the local rural vernacular. The building will also feature modulation on the other three sides of the building to break up the appearance of one building into a conglomerate of smaller units. In response to the direction of the Planning Commission, alternate black wall treatments are proposed for the north and west facades (*see Exhibit 2*). Which includes banding, and color and material changes. Mock windows are included on the street façade and function as normal windows; however, instead of providing a visual into the building from the street, they will provide a visual into closed off display areas. The southern façade, perpendicular to the front façade (east facing), includes the primary entrance to the building. This elevation also features extensive modulation, windows, and pedestrian weather protection that help "activate" this side of the building. A pedestrian pathway connects the primary entrance to the sidewalk. Individual storage units are accessed from within the building.

Site: The site features two pedestrian oriented spaces with amenities such as seating, landscaping, weather protection, and lighting all located adjacent to and accessible from Main Street. Parking is located south of the building and is accessed directly off Main Street. Covered bicycle facilities are also provided. Lighting is provided on the front and south side elevations including the parking area. Refuse bins will be stored within the building which is why no outdoor facility is provided.

Landscaping: Landscaping is proposed around the perimeter of the property providing screening and visual/seasonal interest to the building. Landscaping will provide screening along the blank basement wall exposed on the north, west, and south sides of the building. Landscaping around

the perimeter of the parking lot will help provide visual screening from the public right-of-way. Landscaping will consist of native and non-native species. Trees will also be planted around the perimeter of the property. Extensive native vegetation restoration work will occur within the stream and wetland buffers that extend on-site.

Low Impact: The proposal includes a bioswale near the southeast corner of the property providing for on-site stormwater water quality treatment before discharging off-site (outflow) to the Snoqualmie River. Pervious pavement material will also be used in a portion of the parking area.

III. REVIEW PROCESS AND ANALYSIS

A. SITE PLAN/DESIGN REVIEW PROCESS

Site Plan Review applications submitted to the City are subject to review by the City's Planning Commission pursuant to DMC 14.08.010.C.2 (*see Exhibit 2*). Site Plan review by the Planning Commission occurs during regularly scheduled meetings of the Planning Commission. Staff provides the Planning Commission with review materials and its findings a week ahead of the scheduled site plan review. During the review, the Applicant presents their proposal, including how it conforms to the City's Design Guidelines. The Planning Commission will have the opportunity to ask clarifying questions, discuss the proposal as a body, and make a recommendation if ready.

The Planning Commission is responsible for reviewing a proposal for conformance with the City's applicable Design Guidelines codified in Duvall Municipal Code Chapter 14.34 with respect to building design (DMC 14.34.060) and pedestrian oriented spaces (DMC 14.34.050.B.8). After its review, the Planning Commission then makes a recommendation to the City's Hearing Examiner. The Planning Commission may recommend approval, approval with conditions, or denial. Staff presents the Planning Commission's recommendation during the public hearing on the proposal before the Hearing Examiner; however, staff can note in their staff report to the Hearing Examiner whether they are in agreement or disagreement with the planning commission's recommendation.

B. STAFF FINDINGS OF FACT

This proposal has been reviewed by City staff and the City's peer review architect, Andy Kovach, for conformance with the requirements found in DMC Chapter 14:34 (Design Guidelines) sections 14.34.050.B.8 (Pedestrian Oriented Spaces) and 14.34.060.B (Mixed Use and Nonresidential Building Design). Only applicable code sections are shown below. An omission of an inapplicable code section is predicated by a **4-dot ellipsis**. Following each guideline are staff's findings in *underlined italics*.

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14.34.050.B.8 Pedestrian-Oriented Spaces

a. Nonresidential buildings and developments shall provide pedestrian-oriented space (public plaza or courtyard), at a minimum of one percent of the total lot area plus one percent of the nonresidential building footprint.

The proposed storage facility provides a minimum one percent of the total lot area plus one percent of the building footprint. A minimum of 648 square feet is required (.01 X 42,385 + 0.1 X 22,361 = 647.46). The site includes 808 square feet of pedestrian oriented space.

b. To qualify as a pedestrian-oriented space, an area must have:

   i. Pedestrian access to the abutting structures from the street, access drive or drive aisle, plaza or courtyard;

      The proposed storage facility has pedestrian access from the street and consists of two plazas.

   ii. Paved walking surfaces of either concrete or approved unit paving. Other surfaces shall only be approved if they are an integral part of the design;

      The proposed surfaces will be paved with colored, scored concrete.

   iii. Pedestrian-scaled lighting (no more than fourteen (14) feet in height) at a level averaging at least two-footcandles throughout the space. The design and color of light standards shall complement the design of the pedestrian space as well as nearby buildings;

      Under mount recessed lighting is provided; however lighting averages 1.55 foot candles.

   iv. At least two feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space;

      Several six foot benches are provided.

   v. Spaces shall be located in areas with significant pedestrian traffic to provide interest and security-ideally adjacent to a building entry or a major pedestrian path of travel such as a sidewalk; and

      The proposed pedestrian oriented space is located adjacent to the building entry and public sidewalk.

   vi. Landscaping components that add seasonal interest to the space.

      Proposed landscaping includes components that add seasonal interest to the space such as Otto Luyken English Laurel with seasonal flowers and ornamental fruit, Scarlet Sentinel Maple trees that turn red/orange in the fall, and areas for seasonal plantings.

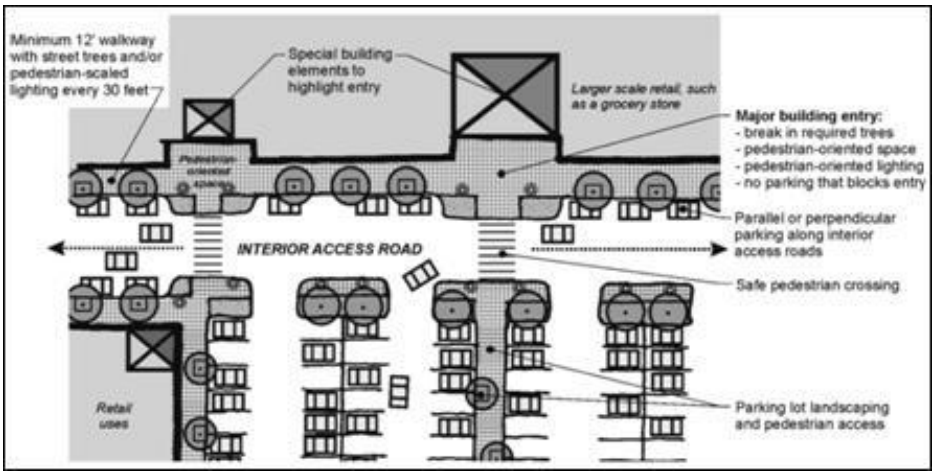

Figure 14.34.23: Pedestrian-Oriented Space Requirements

c. The following features are encouraged in pedestrian-oriented space and may be required by the planning director:

   i. Pedestrian amenities such as a water feature, drinking fountain, tables, and/or distinctive paving or artwork;

      Distinctive paving is provided. Also included are large rock outcroppings with cobblestone.

   ii. Pedestrian-oriented building facades on some or all buildings facing the space;

      Pedestrian-oriented building façade is provided on the portion of the building facing the space.

   iii. Consideration of the sun angle at noon and the wind pattern in the design of the open space;

      The pedestrian oriented space is on the east side of the building receiving morning light. Prevailing winds are generally out of the south and west.

   iv. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer; or

      Not required as this is a non-retail/restaurant use.

   v. Movable seating.

      Not required as this is a non-retail/restaurant use.

Figure 14.34.24: Example of Good Pedestrian-Oriented Space

d. The following features are prohibited within or adjacent to pedestrian-oriented space: asphalt or gravel pavement unscreened parking lots; chain link fencing; blank walls; dumpsters or service areas; outdoor storage or retail sales that do not contribute to the pedestrian environment. Required walkways do not count as pedestrian-oriented space; however, the planning director may allow those portions of walkways widened beyond minimum requirements to count towards the required pedestrian-oriented space as long as such space includes pedestrian-oriented elements.

The pedestrian oriented space at the front entrance is adequately screened from the adjacent parking area through use of planters.

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14.34.060.B Mixed Use and Nonresidential Building Design

1. Purpose and Design Intent. The purpose of this section is to encourage building design that achieves two primary outcomes. In Old Town, new development should preserve and enhance Duvall's traditional village character, foster creative, high quality architectural treatments, and ensure new development that adds value to the existing community. In other areas, new development should have a clear architectural expression and reflect the physical and cultural context of its setting, with more flexibility for contemporary architectural styles, materials and detailing. Throughout Duvall, new nonresidential development should provide architectural variety, pedestrian scale, and features that enhance its connection to the natural environment.
2. Applicability. The following standards apply to the CO, OT, UT1, RIV, MU12, MT, LI, PF and MUI districts.
3. Massing and Composition. A strong overall building composition, along with a clear pattern of massing changes and modulation of building forms is required to create interest and to support the buildings integration into the overall context. The following standards are required:

a. Buildings shall have a clearly defined base middle and top, with a well-defined cornice line and banding that differentiates the ground floor from upper floors. For buildings with ground floor retail uses, awnings and other building elements or projections shall be used to emphasis this banding.

The facades have a clearly defined base middle and top, with a well-defined cornice line and banding that differentiates the ground floor from upper floors on the two most visible facades of the building (east and south).

b. Primary building entries shall be clearly expressed in the building's overall massing. Secondary entries to ground floor retail and other uses shall be distributed along the facade and shall relate proportionally to upper story projections such as bay windows and balconies.

The primary building entry is clearly defined.

c. Multi-tenant buildings shall be designed to create the appearance of individual storefronts.

The proposed single use structure has been effectively broken into smaller components.

d. Building massing shall be focused on the primary street front, with primary uses oriented to this frontage. Service uses, parking and utilities should be accessed from non-primary facades and fully screened.

Building massing is focused on the primary street front with primary uses oriented toward this frontage. Service uses, parking and utilities are accessed from the non-primary façade and are fully screened.

e. Where a building has a double frontage (e.g., street on side, parking on the other), primary and secondary facades shall be established.

A primary and secondary façade is established. Office and loading entries are well separated and defined.

f. Building parapets shall be designed to avoid false fronts and include the following design elements:

   i. Parapets and other enclosed projections on all exterior facades shall be integrated into the overall massing and design of the building.

   Parapets and other enclosed projections are integrated into the overall massing and design of the building. The parapets help enunciate building modulation and are appropriate to the architecture.

   ii. The back sides of parapets shall not be visible from the public realm, and shall include returns and other architectural treatments to ensure their integration into the building's overall massing.

   The back sides of parapets are not visible from the public realm as the building height obscures the rear side of the parapets.

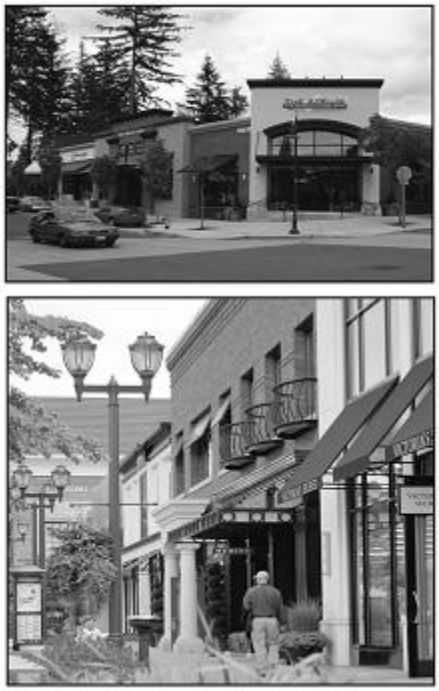


Figure 14.34.43: Examples of Good Building Massing and Articulation

g. Upper level balconies on buildings over two stories are encouraged, but subject to design review and approval by the planning director.

Upper level balconies are not applicable to this use type and are therefore not required.

h. Secondary building forms or intersecting rooflines shall be used to break up continuous sloped roofs.

Secondary building forms and intersecting rooflines are uses. Multiple gables and the roof cupola help reduce roof scale impacts.

4. Building Modulation.

a. Building facades must include modulation at least every fifty (50) feet to reflect a human-scaled pattern of traditional building lots.

Modulation is provided at least every 50 feet. Mock windows provide consistent human scale design elements along Main Street.

b. On ground floor retail frontages, at least seventy-five (75) percent of the facade shall be fenestrated from two to eight feet above the finished floor height. Retail glazing shall be at least sixty (60) percent transparent to the street and may not use mirrored glass.

This proposed storage facility has little active retail space. Front façade design features enhance the appearance of a retail element.

c. Where pedestrian-oriented spaces are provided in accordance with DMC Section 14.34.050(B)(2), the building's architecture and massing should enhance those spaces with unique building elements such as landmark entries, additional

fenestration, decorative materials and other details that enhance the space's character and usability.

The proposed buildings architecture and massing enhance those spaces through use of mock windows, recessed building wall with weather protection.

d. Building facades in the OT, UT-1, MU12 and RIV zoning districts must include further modulation and other features to reflect the pattern and the city of Duvall's traditional building lot pattern. The following standards must be met:

The proposed building is within the Light Industrial (LI) zoning district; however, the additional requirements of the conditional use permit requires that the project be held to higher standards.

i. Use of windows, entries and other features that create a regular rhythm of twenty-five (25) foot storefront spaces, linking ground floor and upper stories.

Although a strict adherence to a 25' module has not been met, the code intent has.

ii. Use of awnings, weather protection, and architectural features that reinforce a regular pattern of twenty-five (25) foot storefronts. For example, for a business that occupies three lots, use building and roofline modulation, change in materials/colors, and awnings to break down the scale of the storefronts (see Figure 14.34.44).

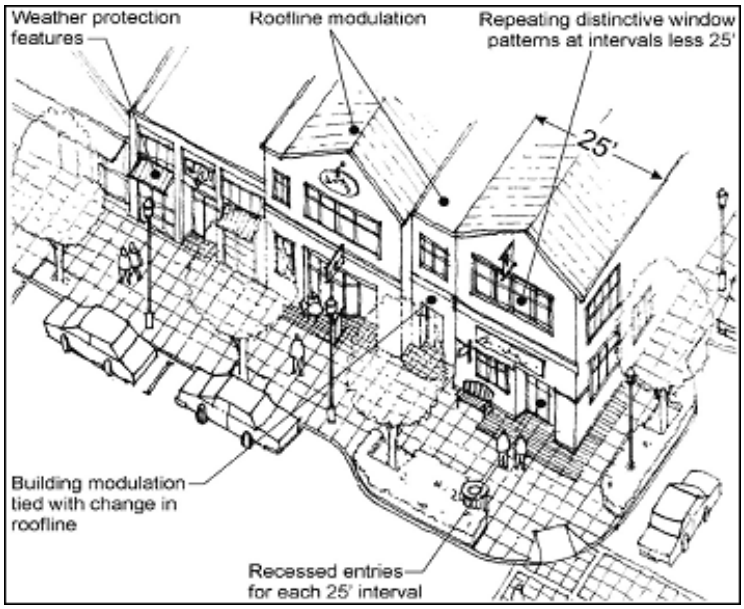


Figure 14.34.44: Examples of Building Articulation

iii. Change of roofline.

iv. Change in building material or siding style (coordinated with change in building color where appropriate).

v. Horizontal building modulation (depth at least two feet and preferably tied with to roofline modulation).

vi. Other methods as determined by the planning director.

Decorative panels and additional glazing has improved the overall appearance and scale of the building.

e. Rooflines of all buildings shall include a prominent cornice design that integrates all elements of the building's massing and articulation. Dormers, chimneys, stepped roofs, gables and other accents to the roofline are permitted and encouraged. The width of any continuous flat roofline should extend no more than fifty (50) feet without modulation. Modulation should consist of a change in elevation of the visible roofline of at least four feet. The director may reduce or eliminate these requirements where other treatments are successfully used to meet the intent of the standard.

A prominent cornice design that integrates all elements of the building's massing and articulation is provided. No flat roofline exceeds 50 feet without modulation.

f. A sloped or gabled roofline segment of at least twenty (20) feet in width and no less than four feet vertical in twelve (12) feet horizontal six feet vertical in twelve (12) feet horizontal if within the OT zoning district.

The proposed storage facility is not within the Old Town Zoning District. Gabled roofing is proposed along the front façade.

g. Hipped roof forms are less effective than gabled roof forms in reducing the apparent scale of buildings and thus are discouraged and may be prohibited by the director.

Hipped roofs are not proposed.

5. Blank Wall Treatments.

a. Blank walls as defined in DMC Section 14.06.028, visible from a public street, common open space, plazas, courtyards, sidewalks, trails, or interior pathways, are prohibited. Design treatments to eliminate blank walls shall include:

i. Transparent windows or doors;

Transparent windows and doors have been provided along the front and southern facades. Strict adherence not met but intent of the code is met based on this use type. Traditional window and door use is not practical.

ii. Display windows that open into the interior of the building (poster type window frames not permitted);

Display windows have been provided along Main Street. Display windows don't open to interior although the intent of the code is met based on this use type.

iii. Landscape planting bed at least five feet wide or a raised planter bed at least three feet wide in front of the wall. Such planting areas must include planting materials that are sufficient to obscure or screen at least sixty (60) percent of the wall's surface within three years;

While 60% screening is provided, changes are needed to ensure 60% of landscape trees and shrubs are a minimum 60% evergreen in compliance with the Type II landscape requirements of DMC 14.38.080.B.

iv. Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least sixty (60) percent of the wall's

surface within three years. For large areas, trellises should be used in conjunction with other blank wall treatments;

Not a proposed screening method for this proposal.

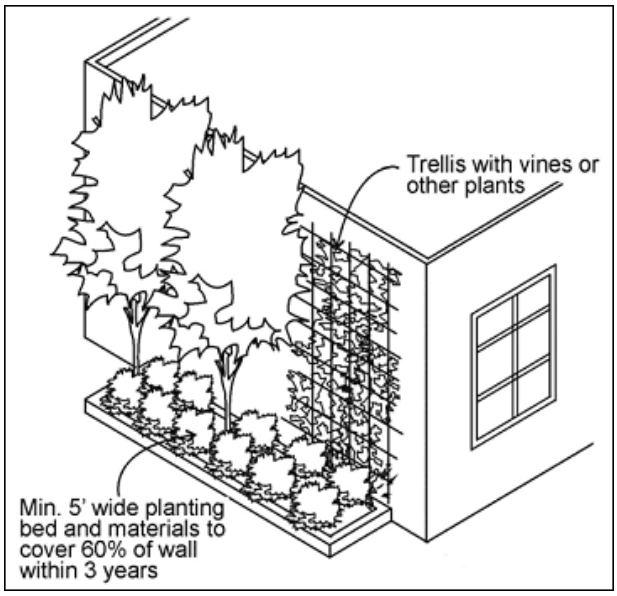


Figure 14.34.45: Blank Wall Treatments

v. Other methods such as murals or special building material treatments that meet the intent as approved by the director.

Based on feedback from the Planning Commission, the applicant is proposing two alternatives for blank wall treatment on the north and west elevations that include color and material chances (see Exhibit 2).

6. Building Details.

a. All new buildings shall substantially include the following elements on their primary facades subject to planning director approval. Items used to meet DMC Section 14.34.050(B) or (C), or other sections of this chapter, shall not be used to meet this requirement. Treatments that create a false sense of historicism are discouraged.

i. Display windows divided into a grid of multiple panes. Display windows can vary between storefronts to avoid uniform appearance on multi-tenant buildings;

Display windows are included along the front façade to enhance the pedestrian experience.

ii. Transom windows;

Transom windows are provided. Note: Transom windows are windows placed above doorways.

iii. Recessed windows;

The mock recessed windows used along the front façade are consistent with the intent of the code.

iv. Decorative weather protection feature(s);

Weather protection is provided over a portion of the pedestrian oriented space. While they do not extend over the sidewalk, the intent of the code is met.

v. Material distinctions between ground and upper level;

Material distinctions are provided on primary facades but not on secondary façades. This is acceptable due to the nature of the building type and occupancy which makes this difficult to achieve.

vi. Window bays;

Window bays are not appropriate for the proposed architectural style.

vii. Recessed entry;

Building entries are all weather protected and most are within building recesses.

viii. Sills;

Sills are not appropriate for the proposed architectural style.

ix. Pilasters;

Pilasters are utilized and help add definition to the entry of the pedestrian plaza area. Note: Pilasters are rectangular columns (unusually projecting from a wall. In this instance, the support the roof overhang on the front façade.

x. Landscaped trellises or other decorative element that incorporates landscaping near the building entry (element must be integrated into the building and not a simple potted plant);

Landscape trellises are not proposed due to the nature of the building and site. A change in building materials and colors are utilized alternatively.

xi. Decorative light fixtures;

Contemporary style light fixtures are proposed.

xii. Decorative building materials and/or trim work. This could include decorative stone, tile, or woodwork, decorative kick plates, or other methods as approved by the planning director;

Decorative building materials are proposed as blank wall treatments on the north and west facades.

xiii. Artwork incorporated into the building facade or entry area;

Artwork is not proposed for the building façade or entry area.

xiv. Other details as approved by the planning director.

Use of colorfully painted recessed panels on north and west façade is proposed.

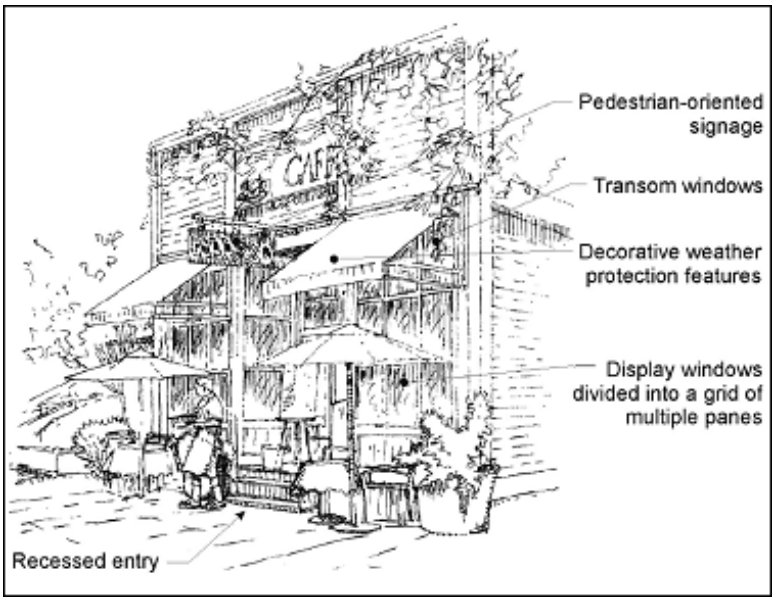


Figure 14.34.46: Examples of Acceptable Facade Details

b. All new or remodeled (per Section 14.34.010(A)(2)) buildings in the OT zoning district shall include decorative pedestrian-oriented signage and be in keeping with the character of the building.

The proposed storage facility is within the Light-Industrial Zone of the City. A separate sign permit is required prior to installation of any commercial sign.

c. All new or remodeled buildings shall include protective awnings or canopies over all sidewalks with a minimum width of six feet. Canopies and awnings shall meet all clearance requirements set forth by the city.

No protective awnings or canopies over the sidewalk are proposed; however, a protective awning is provided on the front façade over the pedestrian oriented space, meeting the intent of this code requirement.

7. Building Materials and Color. Building materials and color shall unify the overall architecture and facade detailing of the building and complement the character of Duvall.

a. High quality, durable building materials that add visual interest, detail, and are easily maintained shall be used. Materials and finishes should repeat the textures, scales, and rhythms common to early 20th Century construction typical to Duvall. This includes vertical and horizontal wood clapboard siding, shingle and batten boards, brick and masonry, and ribbed metal roofing. Contemporary materials that emulate or enhance these textures and characteristics are acceptable and encouraged. Treatment of building materials that creates a false sense of historicism in new buildings is strongly discouraged.

High quality, durable building materials that provide visual interest and detail are proposed. Ribbed metal siding is proposed. Acceptable design license has been exercised for materials architectural consistency.

b. If metal siding is used, it must have visible corner moldings and trim, and shall incorporate masonry or other impact and stain resistant material at the base of the building. Height to be proportional to overall building height.

Acceptable design license has been exercised for materials architectural consistency.

c. Concrete blocks used for the facade of any building must be split or rock-faced and limited to twenty (20) percent of the facade areas. The planning director may allow a higher percentage through the use of specialized textures and/or colors used effectively with other building materials and details in a way that meets the intent of the standards.

The concrete/CMU walls for the basement will be detailed with a wood board formed texture. Staff finds that this outstanding requirement noted by the City's peer review architect in Exhibit 7 is now satisfied.

d. Stucco and similar troweled finishes must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods. Weather exposed horizontal surfaces must be avoided. Masonry is required at the base of the building and shall be proportional to overall building height.

Stucco is not proposed for this building.

e. The following materials are prohibited unless specifically approved by the planning director:

i. Mirrored glass covering more than ten (10) percent of the exterior of the building;

Not proposed for this building.

ii. Textured or scored plywood (including T-111 or similar plywood);

Not proposed for this building.

iii. Stucco board;

Not proposed for this building.

iv. Window film, unless specifically approved by the planning director.

Not proposed for this building.

f. Bright building or trim colors are discouraged with the exception of decorative tile-work, artwork, and signage that shall be reviewed by the director to ensure consistency with the intent of this section. Desirable colors for buildings include natural earth tones, muted, and dark saturated colors (see Figure 14.34.42).

Bright colors are not proposed. Acceptable design license has been exercised for materials architectural consistency.

g. Color palettes for all new structures, as well as changes in color on existing buildings, coded to the building elevations, shall be submitted to the city for approval.

Color pallet provided.

h. Neon tubing and/or linear building lighting along facades and/or rooflines shall not be permitted.

None proposed.

i. Building facades shall not be designed and/or painted to resemble a business logo and/or sign. This section does not preclude signs in accordance with the sign code.

The building façade is not designed or painted to resemble a business logo or sign.

8. Additional Standards for Commercial and Industrial Buildings. Building facades of large-scale buildings such as commercial, office, industrial, or institutional buildings where the building is multi-story or wider than sixty (60) feet (measured along the primary facade) shall substantially include the following modulation and other features:

a. Two building modulations for every one hundred twenty (120) feet of linear distance with a minimum depth of two feet. Building modulation shall extend from ground plane to the roof;

Two building modulations are provided for every 120 feet of linear distance with a minimum depth of 2 feet extending from the ground plane to the roof. Along the north façade (214 linear feet), 3 modulations are required and three are provided. Along the east façade (110 linear feet) 1 modulation is required, 1 is provided. Along the west façade (165 linear feet), 2 modulations are required, 3 are provided. Along the southern façade (186) 3 modulations are required, 4 are provided.

b. Significant building elements such as a focal point at a corner or mid-building;

Significant building elements are provided,

c. Vertical building modulation in the form of window bays, pilasters, or other treatments;

Vertical building modulation is provided.

d. Roof modulation through changes in height, pitch (i.e., flat to sloped), material, overhangs or roof cap detail (banding, cornice treatment etc.);

Roof modulation is provided on the primary and secondary facades.

e. Change in building material or siding style (perhaps coordinated with a change in building color);

Changes in building material and siding style are provided.

f. Provision of lighting fixtures, trellis, trees, or other landscape feature within each interval;

Landscape features are provided within each interval.

g. Repeating distinctive window patterns at intervals less than the modulation interval;

Strict adherence has not been met due to the proposed use of the building; however, the intent has been met through use of windows to the extent reasonable and use of mock recessed windows.

h. Other methods as approved by the director.

Use of colorfully painted recessed panels on north and west facades.

9. Garbage and Recycling Facilities, Service Areas and Mechanical Equipment. All building utilities and service facilities shall be designed as follows:

….

l. Roof-mounted mechanical equipment shall be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties;

Appears to be in compliance. Roof-mounted mechanical equipment not shown.

m. Roof-mounted mechanical equipment that is visible from the street or from an adjacent property shall be screened. Screening features shall blend with the architectural character of the building and are typically a three-sided facility that integrates the mechanical equipment into the building design.

Appears to be in compliance. Roof-mounted mechanical equipment not shown (see Condition 1).

….

11. Lighting. Lighting in mixed use, nonresidential projects shall be designed as follows:

a. Lighting shall be designed to ensure safety and security, enhance and encourage evening activities, and provide distinctive character to a project;

Lighting is designed to ensure safety and security, enhance and encourage evening activities (through lighting of pedestrian oriented spaces) and will provide distinctive character to a project.

b. The color of light shall be considered in lighting design. Metal halide is recommended for general usage at building exteriors, parking areas, and pedestrian walkways, plazas and courtyards. Low pressure sodium, which casts a yellow light, is discouraged;

Lighting will be consistent with these requirements.

c. Accent lighting on architectural and landscape features is encouraged.

Accent lighting is not proposed due to proximity of sensitive areas.

IV. STAFF RECOMMENDATION

A. RECOMMENDATION

Based on staff's Findings of Fact, planning staff recommends that the Planning Commission make a recommendation of **APPROVAL** of either Option 1 or Option 2 (*see Exhibit 2*) to the Hearing Examiner subject to the following conditions:

1. Any roof mounted equipment shall be screened in compliance with DMC 14.34.060.B.9.l and m; and

2. Construction drawings shall be in substantial conformance with the building and pedestrian open spaces as recommended by the Planning Commission.

3. Pedestrian oriented space lighting shall average 2 foot-candles throughout the space.

East Elevation - Main Street NE

Scale 1/16" = 1'-0"

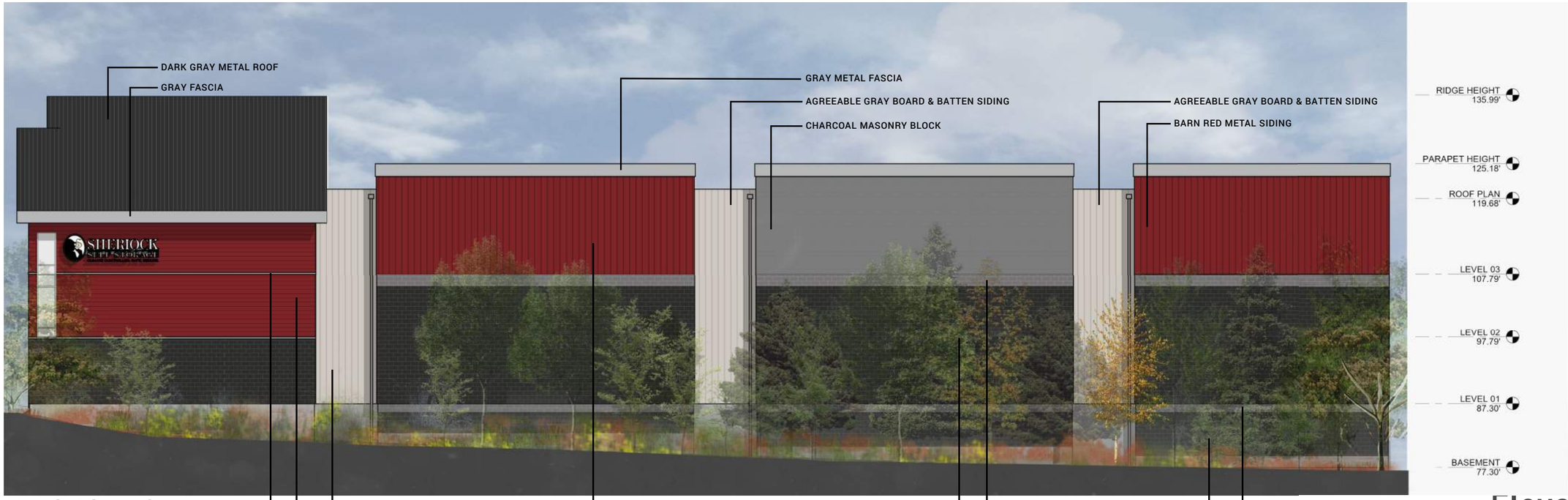
South Elevation

Scale 1/16" = 1'-0"

Elevations

West Elevation

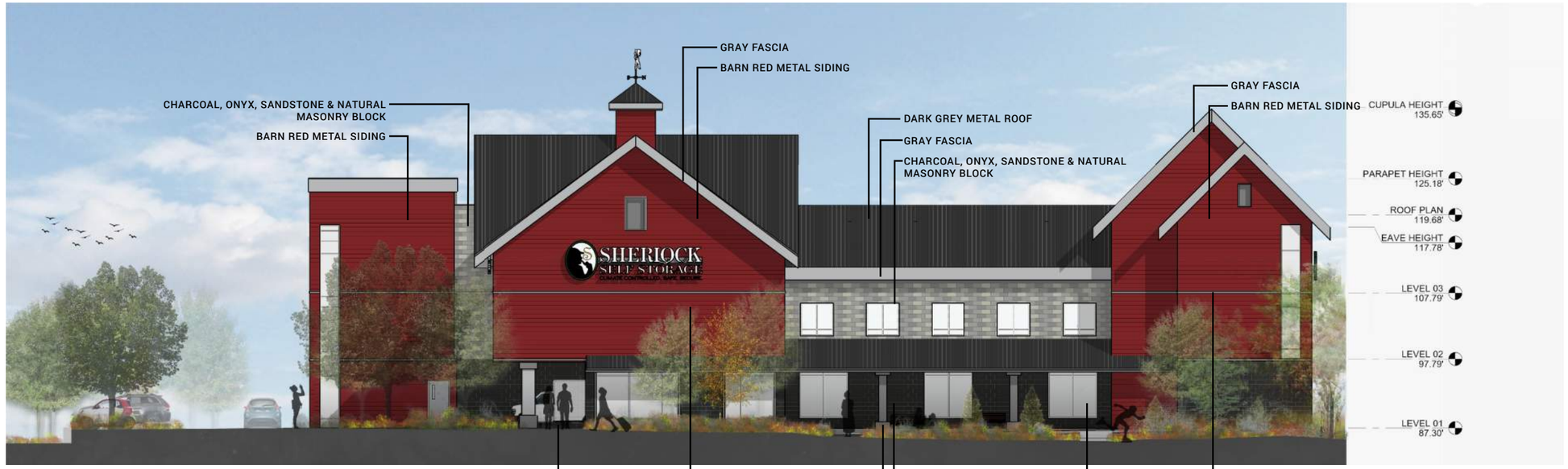
Scale 1/16" = 1'-0"



North Elevation

Scale 1/16" = 1'-0"

Elevations



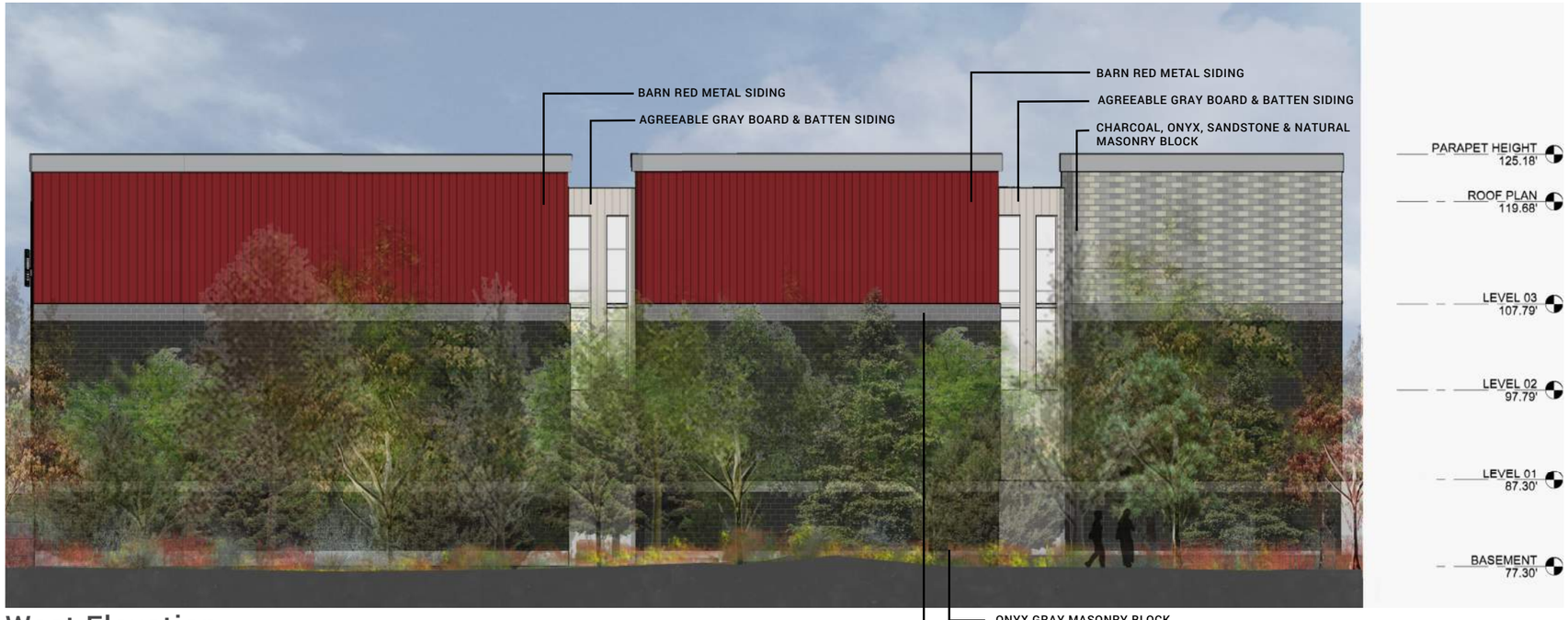
East Elevation - Main Street NE

Scale 1/16" = 1'-0"

South Elevation

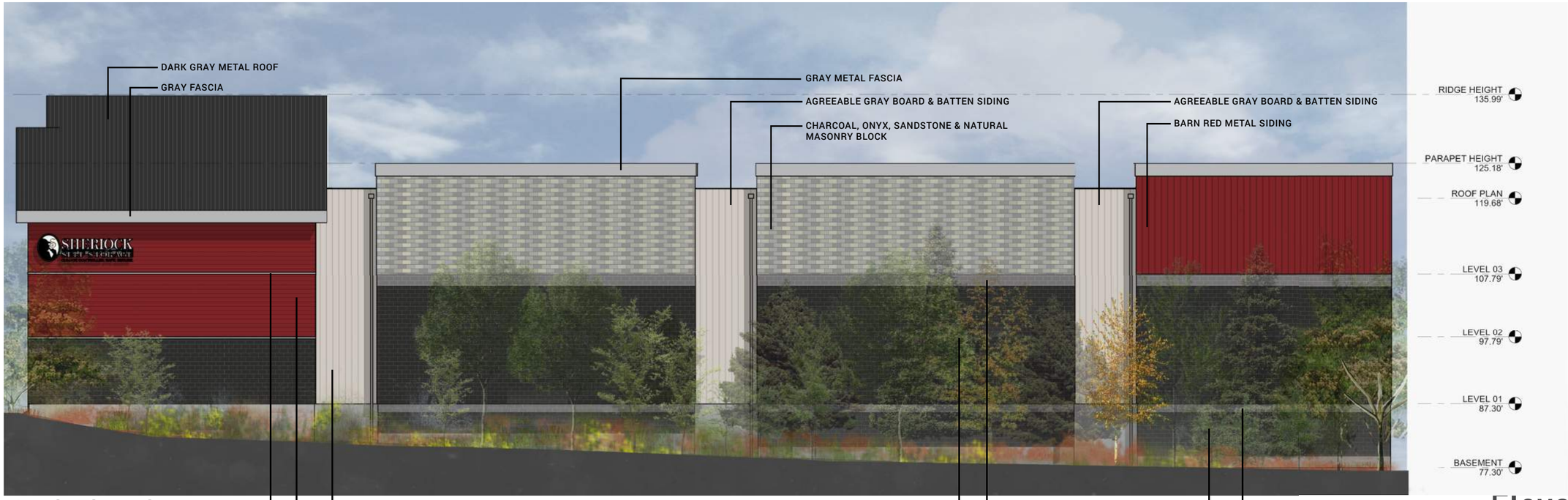
Scale 1/16" = 1'-0"

Elevations



West Elevation

Scale 1/16" = 1'-0"



North Elevation

Scale 1/16" = 1'-0"

Elevations

Troy Davis

From: Lara Thomas
Sent: Monday, August 14, 2017 8:38 AM
To: J K
Cc: Troy Davis; Boyd Benson; Larissa Grundell
Subject: RE: Sherlock Storage

Follow Up Flag: Follow up
Flag Status: Completed

Jennifer,

Thank you for your comments we will include them in the record. Item one has been forwarded to the applicant and our peer review architect as an option. The City has asked them to provide 2-3 options for council to consider. Planning will work with public works related to the pervious concrete maintenance and compliance issues. You are correct the City does not have a maximum building size or percentage over the permitted maximum. Planning will put together a project memo for PC/CC post project approval for consideration of policy changes.

Sincerely,

Lara

Lara Thomas, Planning Director
City of Duvall, PO Box 1300, Duvall WA 98019 Lara.thomas@duvallwa.gov (425) 788-2779 ext 2

-----Original Message-----
From: J K [mailto:jennk1@hotmail.com]
Sent: Friday, August 11, 2017 8:22 AM
To: Lara Thomas <lara.thomas@duvallwa.gov>
Subject: Sherlock Storage

Good morning Lara,

My husband, Gregg Knaplund, had several suggestions after attending the Planning Commission meeting earlier this week:

1. He agrees the colored accent panels are not appealing and make the building stand out even more (in a negative way). His proposal is to have greenery grown on the walls instead (some type of climbing vine grown on a trellis system). This would serve several purposes. First, it would reduce the heat radiating off the metal siding, which is especially critical for the side bordering the stream corridor. With the buffer reduced by 50%, the impact of a 4 story metal structure so close to the stream will be intense. Secondly, the trellis/greenery growing on the building would be a design feature that could contribute to meeting the design requirement for modulation. Thirdly, this would reduce the visual impact to the community and valley by giving the windowless and warehouse style portion of the building a more natural and varied appearance.

2. My husband was an Environmental Products Specialist in his early career. He is very familiar with permeable paving products and is concerned with the choice of pervious concrete. This product will clog and lose it's infiltration capacity without proper maintenance. How will the City ensure this parking lot maintains its infiltrating properties?

Finally, I have a follow up request concerning the conditional permit that will allow the applicant to greatly exceed the 65k square foot limit (design shows over 100k square feet). It appears the conditional use permit provision in our code does not have any significant parameters for granting and no Council or Planning Commission review/input. It seems that the hearing examiner will just ensure the project follows our existing code and have no grounds to judge the necessity or benefit of granting the permit. I believe this is something our City should consider looking into for a future code revision.

Thank you,
Jennifer Knaplund

Sent from my iPhone